

**REPORT OF THE DIRECTOR AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021  
FOR  
WEMBLEY PARK MANAGEMENT COMPANY LIMITED**

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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**WEMBLEY PARK MANAGEMENT COMPANY LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**DIRECTOR:** Hitendra Sanghani

**SECRETARY:** Michael Laurie Magar Limited

**REGISTERED OFFICE:** C/O MLM  
Premiere House  
Elstree Way  
Borehamwood  
WD6 1JH

**REGISTERED NUMBER:** 04814751 (England and Wales)

**ACCOUNTANTS:** Websters  
12 Melcombe Place  
London  
NW1 6JJ

**REPORT OF THE DIRECTOR  
FOR THE YEAR ENDED 31 DECEMBER 2021**

The director presents his report with the financial statements of the company for the year ended 31 December 2021.

**PRINCIPAL ACTIVITY**

The company's principal activities comprise the control, supervision and management, on behalf of the lessees, of the site known as Wembley Park, Middlesex HA9. RK Investments Limited owns the reversionary freehold interest. Through the provisions within the leases, the company also collects ground rents from the lessees of this property on behalf of the landlord, but with no financial risk or beneficial interest.

**DIRECTOR**

Hitendra Sanghani held office during the whole of the period from 1 January 2021 to the date of this report.

**QUALIFYING THIRD PARTY INDEMNITY PROVISIONS**

The company's Articles of Association provide, subject to the provisions of UK legislation, an indemnity for directors and officers of the company in respect of liabilities they may incur in defending certain proceedings against them.

**STATEMENT OF DIRECTOR'S RESPONSIBILITIES**

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**

Hitendra Sanghani - Director

16 May 2022

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
WEMBLEY PARK MANAGEMENT COMPANY LIMITED**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Wembley Park Management Company Limited for the year ended 31 December 2021 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Wembley Park Management Company Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Wembley Park Management Company Limited and state those matters that we have agreed to state to the director of Wembley Park Management Company Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Wembley Park Management Company Limited and its director for our work or for this report.

It is your duty to ensure that Wembley Park Management Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Wembley Park Management Company Limited. You consider that Wembley Park Management Company Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Wembley Park Management Company Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Websters  
12 Melcombe Place  
London  
NW1 6JJ

16 May 2022

**INCOME STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Notes	31.12.21 £	31.12.20 £
<b>SERVICE CHARGES RECEIVABLE</b>		-	-
<b>OPERATING SURPLUS and SURPLUS BEFORE TAXATION</b>		-	-
Tax on surplus	5	-	-
<b>SURPLUS FOR THE FINANCIAL YEAR</b>		-	-

The notes form part of these financial statements

**BALANCE SHEET**  
**31 DECEMBER 2021**

	31.12.21 £	31.12.20 £
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<u>-</u>	<u>-</u>
<b>RESERVES</b>	<u>-</u>	<u>-</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 16 May 2022 and were signed by:

Hitendra Sanghani - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. STATUTORY INFORMATION**

Wembley Park Management Company Limited is a private company, limited by guarantee, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Service charge funds**

The company receives contributions towards property outgoings from the lessees to the service charge fund. However, as set out in Section 42 of The Landlord & Tenant Act 1987, the company holds these funds in trust for the lessees and therefore it is the opinion of the directors that these contributions along with the assets and liabilities of the service charge fund should not be reflected in the accounts.

**Recognition of income**

The company acts as an agent for the landlord in the collection of ground rent from the lessees. This ground rent is paid to the landlord without surplus or deficit and therefore, as the company has no beneficial entitlement to this ground rent, it is not recognised as turnover.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2020 - NIL).

**4. OPERATING SURPLUS**

The directors received no remuneration in respect of their services to the company for the year.

**5. TAXATION**

Service charge funds are held by the company in trust for the tenants and hence any income tax chargeable at the rate applicable to such trusts is not reflected in these accounts.

**6. LIMITED BY GUARANTEE**

The company is limited by guarantee and hence does not have a share capital.

Under the company's Memorandum of Association, each member of the company undertakes to contribute such amount as may be required (not exceeding £1) to the company's assets if it should be wound up.

**7. ULTIMATE CONTROLLING PARTY**

The company is controlled by a voting majority of its members and accordingly there is no controlling related party.



This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.